

EXMOUTH TOWN COUNCIL

**Matters considered by Exmouth Town Council's Planning Committee
Original Planning Committee Date 14 April 2020**

Due to the ongoing COVID-19 pandemic, the Planning Committee were unable to meet in a formal meeting. The matters were considered, and the responses recorded below represents the opinion of members of the Planning Committee agreed via co-ordinated telephone and email consultation process. This procedure and observations to be formally ratified at the next appropriate meeting of the council.

Councillors consulted:

L Elson (Chair)
B Bailey
F Caygill (FCa)
A Colman
F Cullis (FCu)
J Humphreys
C Nicholas
T Dumper
M Rosser
B Toye
J Whibley

P20/053. Declarations of pecuniary interest and dispensations

Cllr B Toye declared a personal interest in planning application 20/0659/FUL, 249A Exeter Road.

Cllr C Nicholas declared a personal interest in planning application 20/0705/FUL, Hillcrest School Bungalow, St Johns Road as she knew an objector to the application.

P20/054. Determine applications under delegated powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>20/0468/TRE</u>	<p>27 York Close, EX8 4EQ Mr Tony Oakins T1. Oak : thin crown by 20% by removing epicormic growth; reduce crown spread by 1 meter to leave a crown radius of 5 metres in a northern direction and 7 meters in a southern direction; reduce height of tree by 1 meter to retain a tree with a height of 13 meters; pruning cut diameter of 50 mm to reduce shading of 1 Walls Close.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – The proposed works were a continuation of previous management to help manage the tree to a suitable size for the location which would not be detrimental to either the health or amenity of the tree. Recommendation – Approval</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: AC Seconded: CN Approval in accordance with the Tree Officer's report.</p>
LIMIT	24.04.20	

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>20/0392/TRE</u>	<p>A La Ronde Summer Lane, EX8 5BD National Trust T1, Oak : fell T2, Ash : remove leaning stem Appropriate arboriculture management</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – The mature oak had been declining for approx. 3 years with symptoms of die back visible throughout the crown, Honey fungus was visible with evidence of significant bark necrosis. It was located within falling distance of the public car park for A La Ronde. The Ash overhung a neighbouring garden with a house in falling distance. The structure was considered poor, it bifurcated above ground level with stems rubbing between 2-3m. Long-term retention of the tree was considered low. It had been recommended both stem of the Ash were felled, removal of one would increase potential for significant failure of the remaining stem. Felling of both trees would allow remaining trees to develop a better stronger form and replacement planting would ensure long-term tree cover in the area. Recommendation – Approval</p> <p>IEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: LE Seconded: BT Approval in accordance with the Tree Officer's report</p>
LIMIT	21.04.20	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>20/0394/TRE</u>	<p>Cranford Corner, 2C Cranford Avenue, EX8 2HT Mr S Tyler Yew : Prune to achieve 1.5m clearance from house; crown reduce by 1m and reshape as per diagram; all cuts limited to no more than 50mm diameter Oak : Reduce limb over parking area by 1/1.5m as per diagram; crown clean removing deadwood</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – Proposed works to the yew were considered minor and a continuation of previous management to maintain the tree to an appropriate size for the location. Proposed works to the Oak were to reduce the risk of failure of one over extended limb growing over the drive. The tree was showing signs of stress with dieback visible, likely from the original development of the current property. Recommendation – Approval</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: MR Seconded: BB Approval in accordance with the Tree Officer's report.</p>
LIMIT	17.04.20	
WARD	Town	
PLAN No:	<u>20/0494/ADV</u>	<p>42 Parade, EX8 1RW Clarks Replacement of 1 no. internally illuminated fascia sign and 1 no. internally illuminated hanging sign</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: JW Seconded: TD Approval</p>
LIMIT	28.04.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>20/0336/ADV</u>	Exmouth Docks Shelly Road Eagle One 2 no. non-illuminated fascia signs; 2 no. non-illuminated pole mounted signs COMMENTS STATUTORY CONSULTTEES: DCC Highways – Site visit needed, hopefully on Tuesday. Cllr O Davey – Objection to signs C1 & C2 not to the signs on the buildings. The proposed signs would be an unjustified visual intrusion, and out of proportion to the information carried on them. Cllr E Wragg – Objection on the grounds inappropriately positioned. Scale and mass would visually impact adversely on adjacent residential properties. Raised concern over highway safety. For these reasons contrary to policy D4 of the Local Plan. VIEWS OF REPRESENTATIONS: 8 x Rep – Signage is overlarge, unattractive and serves no purpose detracting from the environment. Concerns raised over highway safety. 15 Letters of support Exmouth Quay Management Co. – Statement of support of their application – copy attached. DECISION: Proposed: Seconded: Pending comment from DCC Highways
LIMIT	15.04.20	
WARD	Withycombe Raleigh	
PLAN No:	<u>20/0391/ADV</u>	Former Carpetright Premises, Liverton Business Park, EX8 2NR Jane Mitchell 5 no. internally illuminated fascia signs; 1 no. internally illuminated totem sign. COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: Seconded: DEFERRED TO 27 APRIL pending comments from DCC Highway
LIMIT	05.05.20	

P20/055. To consider the planning applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>20/0628/FUL</u>	41 Langstone Drive, EX8 4HZ Mr Lea Burroughs Construction of single storey front and side extensions. COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: CN Seconded: AC No objection
LIMIT	17.04.20	
PLAN No:	<u>20/0705/FUL</u> Note: Cllr C Nicholas declared a personal interest	Hillcrest School Bungalow, St Johns Road, EX8 4EB Mr Brian Lord Demolition of existing bungalow and garage and construction of 4 no. 3 bed terraced houses, off street parking and associated landscaping COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: 2 x Rep – Concerned about the traffic that 4 additional houses would generate. Parking is a problem, lots of children and pedestrians walking past particularly on school days. Concerned about protected tree at the entrance to the site. DECISION: Proposed: AC Seconded: CN Objection on the grounds of overdevelopment of the site. It Members felt that the number of proposed houses were too many for the size of the plot. Concerned was also raised over additional traffic that 4 houses would generate on an already busy road. It was noted that the proposed site entrance is opposite an existing private lane on a narrow part of St Johns Road. The EDDC Tree officer should submit comments on the application.
LIMIT	22.04.20	

APPLICATIONS FOR DETERMINATION		
WARD	Halsdon	
PLAN No:	<u>20/0631/FUL</u>	23 Crossingfields Drive, EX8 3LP Mrs Amanda Graham Construction of front and rear hip to gable enlargements to allow loft conversion, construction of single storey side extension replacing existing garage and the installation of Velux roof lights. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: BT Seconded: LE No objection
LIMIT	20.04.20	
PLAN No:	<u>20/0659/FUL</u> Note: Cllr B Toye declared an interest	Oriel House, 249A Exeter Road, EX8 3NG Mr & Mrs S Roach Construction of dormer extension and balconies to rear elevation COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: LE Seconded: TD No objection
LIMIT	27.04.20	
WARD	Littleham	
PLAN No:	<u>20/0651/FUL</u>	4 Claredale Road, EX8 2EE Mr Darren Thomas Construction of single storey side/rear extensions COMMENTS STATUTORY CONSULTEES: EDDC Trees – No objection in principle, though there are some significant trees on site and would like to see a Tree Protection Policy and an Arboricultural Method Statement. COMMENTS STATUTORY CONSULTEES: COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: MR Seconded: BB No objection
LIMIT	16.04.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1113/FUL</u>	<p>Sheerwater, Maer Lane, EX8 2DD Mr S Gittoes-Davies Construction of detached dwelling and new vehicular access.</p> <p><u>Amended plans for consultation.</u> Alter the location of the proposed dwelling within the plot and updated arboricultural report</p> <p>COMMENTS STATUTORY CONSULTEES: EDDC Trees – the additional information is an improvement and protects the trees to the East and North of the site. Only observation was the close proximity of the new footprint to the tree in the neighbouring garden, the fact of the inclusion into the RPA, damage in excess of common law, also once built potential for a high hedges complaint due to window on the south west gable end.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: MR Seconded: LE No objection to the amended plans subject to the concerns raised by EDDC Trees were addressed.</p>
LIMIT	14.04.20	
PLAN No:	<u>20/0552/FUL</u>	<p>Sandy Vale, Littleham Village, EX8 2RQ Mr Peter Balbi Construction of single storey rear extension.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: MR Seconded: BB No objection</p>
LIMIT	23.04.20	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>20/0678/FUL</u>	Garages Off Bakery Lane Mr & Mrs Martin Jackson Demolition of 3 no. garages on Bakery Lane and construction of 1 no. 2 bedroom flat over existing garages fronting Danby Terrace. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: 1 x Rep – Objection on the grounds of access in an area that already has accessibility issues. Demolishing 3 garages would leave just 3 garages for 5 flats with no parking in Bakery Lane or Danby Terrace. DECISION: Proposed: JW Seconded: TD Objection on the grounds of overdevelopment and the loss of parking amenity. The area has inadequate parking and poor access both during and especially after the build.
LIMIT	28.04.20	

P20/056. Items for consideration

- (i) **Consider making a representation to the planning inspectorate for an inquiry on the appeal below**

Appeal by: Mr John Wilding (Liverton Business Park 2011 Ltd)

Appeal Ref: APP/U1105/W/20/3247638

Proposal: Installation of a synchronous gas-powered standby generation facility plus ancillary infrastructure and equipment and access

Location: Land at Liverton Business Park, Salterton Road

Date limit: 21.04.20

Cllr T Dumper had spoken to the Development Manger at EDDC and ascertained that it had already been determined at Planning Inspectorate the appeal would be in written form only. It was proposed that Exmouth Town Council’s Planning Committee submitted a further written representation based on the original objection to the application and to emphasise the wider issues.

Cllr T Dumper proposed, seconded by Cllr L Elson

AGREED that the Town Clerk should write to Planning Inspectorate on behalf of Exmouth Town Council’s Planning Committee reiterating the Committee’s objection to the application and emphasise the wider implications.

(ii) Allocation of street name: new development 19/1087/FUL, Land at Prince of Wales Drive

Consideration was given to the suggested following street name “**Royal Court**” by the developer for the above new development.

Date limit for comments 18.04.2020

Concern was raised that that “Royal Court” could be confused with “Royal Avenue”. Cllr F Cullis suggested “Earl of Carrick Close/Court or just “Carrick Close/Court” as the Prince of Wales was the Earl of Carrick as well as being the Duke of Cornwall.

Councillor F Cullis proposed, seconded by Cllr T Dumper
AGREED that the Planning Clerk wrote to EDDC with suggested alternative street names of “Earl of Carrick Close/Court or “Carrick Close/Court”

P20/057. Items for information

(i) Tree Preservation Order

Proposal: Land at 58A Salterton Road

TPO No: 20/0023/TPO

Proposal: Land at 3 Fairfield Road

TPO No: 20/0025/TPO

The above tree preservation order had been confirmed by EDDC Arboricultural team.

(ii) Appeal Notification

Appeal by: Mr C Olisa

Appeal Ref: APP/U1105/W/19/3243651

Proposal: Subdivision of flat 1 into two flats (retrospective application)

Location: Flat 1, 6 Alston Terrace, E8 1BH

An appeal had been made to the Secretary of State against the decision of East Devon District Council to refuse to grant planning permission for the proposed development.

P20/058. East Devon District Council – planning decisions

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
<u>20/0169/FUL</u> 128 Pound Lane	No objection	Refusal
20/0227/FUL 30 Maristow Avenue	Split Decision	Conditional Approval
20/0450/FUL 21 Highbury Park	No objection	Conditional Approval
20/0201/COU 14 Rolle Street	No objection	Conditional Approval
<u>20/0214/FUL</u> 39 Brittany Road	No objection	Refusal

20/0447/FUL 1 Littleham Road	No objection	Approval
20/0504/FUL 13 East Devon	No objection	Conditional Approval
<u>20/0204/FUL</u> 17 Hill Drive	Objection	Conditional Approval
20/0254/OUT Land Rear of Hillbrae, Maer Lane	No objection	Conditional Approval
20/0502/FUL 28 Drakes Avenue	No objection	Approval

SIGNED: **DATED:**.....